



Grasmere

£825,000

Padmire Cottage and Lake Frontage, Pavement End, Grasmere, Cumbria, LA22 9PT

Enjoying stunning scenery all around, this perfectly positioned Grade 2 Lakeland home has 2 bedrooms, a cosy sitting room, spacious bright kitchen and a stunning bathroom.

With superb walks from the doorstep and charming Grasmere village with all it has to offer just a short stroll away, this Lakeland home is just perfect for family living, relaxing at weekends or for holiday letting. Also with ample parking and a garage, this truly is a superb opportunity.

Quick Overview

Grade 2 listed semi detached Lakeland cottage
 2 bedrooms and 1 bathroom
 Family kitchen with dining area
 Cosy and welcoming living area
 Peaceful setting close to Grasmere amenities
 Private lake frontage access
 Fabulous walks from the doorstep
 Lake and fell views
 A single garage and private parking for several vehicles
 Superfast (76Mbps) Broadband available*
 Openreach network



2



1



1



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Superfast
Broadband
Available



Garage & Private
Parking

Property Reference: AM4078



Sitting Room



Cosy Sitting Room



Padmire Kitchen



Padmire Kitchen

Description A wonderfully characterful Lakeland cottage with superb lake and fell views, as well as the added bonus of lake shore access. Quietly placed far enough out of Grasmere Village so as not to be troubled by the hustle and bustle, and yet within strolling distance for a drink or two or perhaps an evening meal.

A superb and rare opportunity, whether you are looking for a welcoming family home, characterful weekend retreat or idyllic holiday let, once viewed, you will fall in love with this exceptional home. We suggest that you don't miss this one.

Location Famous the world over for its connections with William Wordsworth, Grasmere is a truly beautiful village surrounded by stunning scenery and being well catered for by a wide variety of cafes, restaurants, shops and traditional Lakeland inns which are all immediately on hand. The high fells which surround the village, and indeed the lake shore are all accessible on foot quite literally from the door step.

Property Overview This charming Lakeland stone cottage is full of character boasting beamed ceilings and beautiful slate flagged floors. Having undergone restoration and renovation when the vendors purchased it back in 2008, works included, amongst others, roof improvements, damp proofing, new electrics and plumbing, making this a cosy cottage in the most idyllic of settings.

The living room welcomes you in with the "stove effect" gas fire set within its exposed Lakeland stone alcove. A real focal point to the room which is simply perfect for gathering and relaxing with friends and family on those cooler evenings. Stairs lead to the bedrooms above, and there is a spacious under stair cupboard for additional storage.

The kitchen beyond is fresh, bright and airy thanks to its triple aspect, and also has ample space to dine whether in front of the sumptuous window seat from where one can also pause and enjoy the breath-taking fell and lake views, or the generously sized island unit. This well designed kitchen has a range of units with complementary marble worktops and inset stainless steel sink. Enjoying views towards Helm Crag and the surrounding countryside from the window over the sink, complete with etched Wordsworth quote, providing possibly the best distraction from the dirty dishes. Bosch integrated appliances include a ceramic four ring hob, separate oven, undercounter fridge and dishwasher, whilst the breakfast island is perfect for informal dining, and boasts additional soft close drawers and cupboard storage. Additionally there is a fabulous timber door to the garden, which we are sure could tell a tale or two from years gone by.

The contemporary and very stylish bathroom is located on this floor, with marble tiled floor and a four piece suite comprising a panel bath, Hansgrohe shower set within a spacious tiled cubicle, Duravit wash basin recessed into a marble unit, and a WC.



Kitchen/Dining Room



Padmire Bedroom 1



Bedroom 1



Padmire Bedroom 2



Padmire Bedroom 2



Patio Garden and Views

Upstairs is the landing with fabulous oak timber floor and an integrated quirky cupboard providing additional storage space, whilst the two Velux skylights let light flood in. The main double bedroom is accessed up a few steps and is situated in the roof space. Being dual aspect, and boasting both fell and lake views this is a very special place to relax. The dormer bay invites you to soak in the fabulous view, perhaps sitting a while on the window seat - could there be a more perfect spot for enjoying a good book?

The second bedroom once again is dual aspect with views to Helm Crag and also the Fairfield Horseshoe. Additionally there is a heated ladder style towel rail and an integrated clothes hanging space.

Outside is a patio garden, with established raised beds and yet more of those wonderful fell views. Ideal as you sit with a morning coffee, or perhaps a glass of something cool at the end of the day, pondering which fell to tackle next. A garage with up and over door, power and light points is located across the driveway where there is further parking space for a number of vehicles.

Whether you are seeking a successful holiday let, a peaceful weekend retreat or a comfortable home in the heart of the Lake District, Padmire Cottage has everything you might desire, come and see for yourself.

Accommodation (with approximate dimensions)

Living Room 16' 6" x 13' 1" (5.03m max x 3.99m max)

Kitchen/Dining Room 16' 9" x 11' 8" (5.13m max x 3.56m max) Housing the Vaillant gas central heating boiler.

Bathroom

First Floor

Landing

Bedroom 1 16' 0" x 12' 2" (4.90m max x 3.73m)

Bedroom 2 13' 10" x 12' 4" (4.22m max x 3.76m max)

Lakeshore Access Accessed across the road via a lockable pedestrian gate, with natural lakeshore rushes making this magical spot a super place for picnics, a paddle or swim.

Property Information

Directions Beautifully located on the quiet road which links Grasmere with Elterwater, Padmire Cottage may be approached from the centre of Grasmere village from the direction of Ambleside by taking the left hand turn just past St Oswald's church (where William Wordsworth is buried) passing the Grasmere Gather/ Thirteen Valley café on your left. Just a little further along Red Bank Road, these properties can be found on your left. Parking on the driveway in front of the garage.

What3Words ///jugs.pastels.looked



Views



Views of Silver Howe



Patio Garden



Views



Patio Garden

Services The property is connected to mains electric, gas, water and drainage. Gas central heating to radiators and double glazing.

Council Tax Westmorland and Furness District Council - Band D

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

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Grasmere, Ambleside, LA22

Approximate Area = 992 sq ft / 92.1 sq m

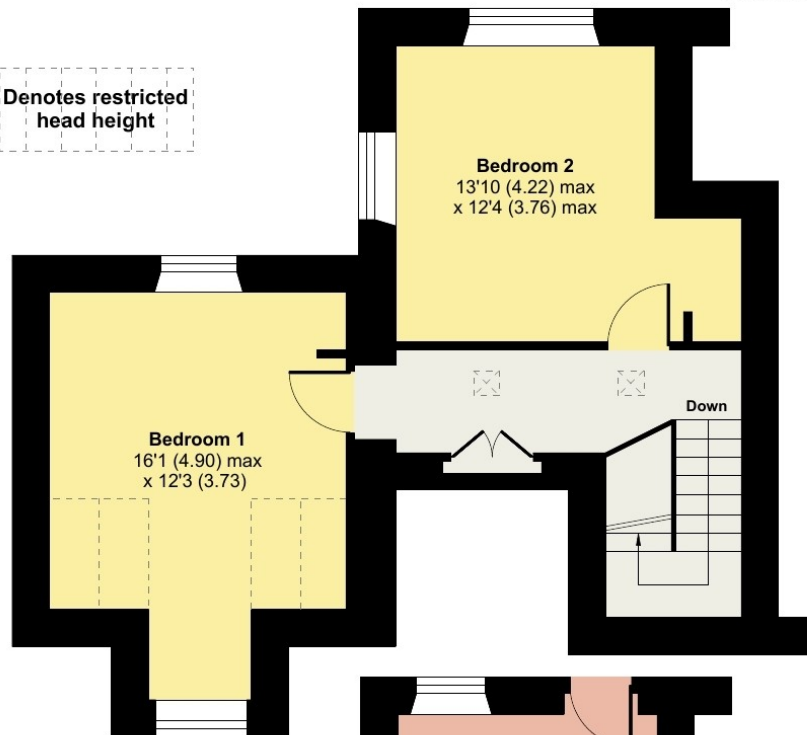
Limited Use Area(s) = 35 sq ft / 3.2 sq m

Total = 1027 sq ft / 95.3 sq m

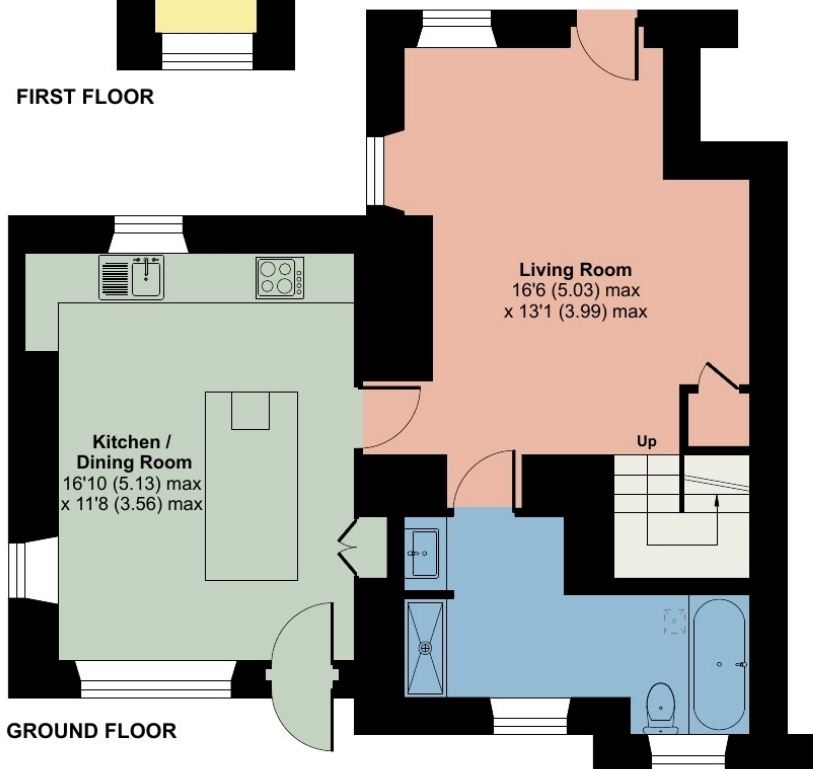
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1181838

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